



City of Carmel

CARMEL/CLAY PLAN COMMISSION *SUBDIVISION COMMITTEE*

Minutes
MARCH 1, 2005

Representing the Committee:

Rick Ripma
Susan Westermeier
Dianna Knoll
Dan Dutcher

Representing the Department:

Angie Conn

*Subdivision Committee nominates Rick Ripma as Committee Chairman
Three (3) in favor zero (0) opposed*

Docket No. 05020016 ADLS Amend: Spring Hill Suites

Filed by Don Miller of A-Sign-by-Design.

Representing the Petitioner:

Don Miller, A SIGN BY DESIGN

The Applicant seeks to replace two wall signs. The site is located at 11895 North Meridian Street and is zoned B6 in the US 31 Overlay.

Miller: Staff had issue with colors they would like to see the "Logo" green and red, "Spring Hill Suites" in purple with "Marriott" in red. These would be daytime colors but at night it lights white. The red is Marriott's signature color. We are not changing the size. There will be two elevations one on the south and north of the building.

Westermeier: Why is this changing?

Miller: Upgrading to new logo.

Knoll: It appears busy.

Department: There are a few inconsistencies in the information packet. One detail shows top three leaves different from rendering. The Department is not partial to a variety of colors and

would prefer limited number of colors. There is also some concern about the Screen Wall that was in the original approval but not erected along Pennsylvania Street. The Department recommends approval after all concerns are addressed.

- Ripma: What is the concern with the variety of colors?
Department: The Department has concerns it will create a cluttered look along the Corridor.
Ripma: I think it looks better than before.
Miller: The Department wants consistency of white at night.
Dutcher: Is there any way to change the red to white at night?
Miller: Yes, they could.
Ripma: Based on what was approved originally the Screen Wall needs to be put in.
Knoll: I move to approve **Docket No. 05020016 ADLS Amend: Spring Hill Suites subject to** making the red in “Marriott” perforated to show as white at night, and further condition per the original approval to erect the Screen Wall on the east side facing Pennsylvania Street.
Westermeyer: Second.

Motion carried; four (4) in favor zero (0) opposed.

Docket No. 05020017 ADLS Amend: Residence Inn Marriott

Filed by Don Miller of A-Sign-by-Design
Representing the Petitioner:
Don Miller, A SIGN BY DESIGN

The Applicant seeks to replace one wall sign. The site is located at 11855 North Meridian Street and is zoned B6 in the US 31 Overlay.

- Miller: The vinyl overlay with burgundy “Residence Inn” during the day—it becomes white at night. The “Marriott” is solid red but could change it to the perforated red to show up as white at night.
Department: There are a few inconsistencies in the information packet—the text “Residence Inn” would be burgundy in color and the rendering shows white. The Department recommends approval after all concerns are addressed. .
Ripma: Sounds like we are heading in the right direction as long as we get the perforated red.
Knoll: I move to approve **Docket No. 05020017 ADLS Amend: Residence Inn Marriott, subject to** perforated red “Marriott” that shows as white at night.
Dutcher: Second.

Motion carried; four (4) in favor zero (0) opposed.

Docket No. 05020009 ADLS Amend: Electronic Evolutions

Filed by Nate Lelle (awning, dumpster enclosure) and Charles Marshall (ramp)
Representing the Petitioner:
Nate Lelle, MEYER-NAJEM

The Applicant seeks approval for a new awning, dumpster enclosure, and access ramp. The site is located at 525 Congressional Boulevard and is zoned B-2.

Lelle: We are working on interior renovations turning one building into three units for a total of 3,500 square feet. They will be using the existing door as new main door with awning. We received Department comments about the signage on the awning being not greater than three (3) square feet. Issue on Dumpster Enclosure we are hoping to make it look similar to other one, shown. The material is wood, painted tan to match the building and locating it on existing asphalt. Finally, a new access ramp is needed for deliveries 12' x 12' x 1.5'.

Department: Recommends approval once issues are addressed.

Dutcher: The fence around the Dumpster—one picture shows one type of material and one shows another. Which is the correct?

Nate: We can match the existing.

Ripma: Can you see this from the road?

Lelle: Yes, from 117th Street and from a distance on College. There is some buffering along College.

Ripma: That is probably why they are matching the materials with the building. One matches the building so I think the other should too. The latest Dumpster approvals are brick and aesthetically pleasing so I think you should match the other Dumpster.

Dutcher: With that said, we want the Dumpster to match the building.

Westemeier: I move to approve **Docket No. 05020009 ADLS Amend: Electronic Evolutions subject to** the following conditions; Dumpster Enclosure matches existing Enclosure in color and materials, and the signage on awning is not larger than 3' x 3'.

Dutcher: Second.

Motion carried; four (4) in favor zero (0) opposed.

Docket No. 05020044 ADLS Amend: Goodfellas Brick Oven Pizza (ADLS Amendment)

Filed by Doug Kauffman for Goodfellas Brick Oven Pizza.

Representing the Petitioner:

Doug Kauffman

The Applicant seeks approval for a new awning to cover the outdoor seating area. The site is located at 13190 Hazel Dell Parkway and is zoned B-3.

Kauffman: Tonight we are asking for Committee approval to add an awning over the outdoor seating area at Goodfellas Brick Oven Pizza & Pasta. The restaurant is located at 131st and Hazel Dell Parkway. The awning will cover 85 percent of the outdoor seating area and is approximately 36' x 15' x 15. Included is a fabric sample and color, which is Forest Green.

Department: The Department recommends approval.

Knoll: I move to approve **Docket No. 05020044 ADLS Amend: Goodfellas Brick Oven Pizza & Pasta** (ADLS Amendment).

Westermeier: Second.

Motion carried; four (4) in favor zero (0) opposed.

The meeting adjourned at 7:38 p.m.

Rick Ripma, Chairperson

Pamela Babbitt, Subdivision Secretary